



TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435
PHONE: (303) 833-2388 • FAX: (303) 833-3817

LAND USE APPLICATION FORM

PROJECT NAME: *Sandstone Ridge Business Park*

DATE SUBMITTED:

APPLICATION FEE:

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation, Zoning and Concept Plan | <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Preliminary PUD Development Plan |
| <input type="checkbox"/> Annexation Agreement Amendment | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final PUD Development Plan |
| <input type="checkbox"/> Zoning map amendment and Concept Plan | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Plot Plan |
| <input type="checkbox"/> Certificate of Nonconforming Use | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Subdivision Plat |
| <input type="checkbox"/> Code Text/Comprehensive Plan amendment | <input type="checkbox"/> Variance/Waiver | <input type="checkbox"/> Subdivision Exception |
| <input type="checkbox"/> Vacation of ROW or Easement | <input type="checkbox"/> Oil and Gas Drilling | <input type="checkbox"/> Conditional Use Site Plan |
| <input type="checkbox"/> Appeal of Administrative Decision | <input type="checkbox"/> Other | <input type="checkbox"/> Conditional Use Review |

PRE-APPLICATION MEETING WAS HELD WITH: *Jennifer Simmons*

DATE: *11-7-07*

PROJECT INFORMATION:

Applicant's Name: <i>Jack & Ryan Dillon/Dillon Family LLC</i>	Project Location: <i>I-25 & CR 20 to the NW</i>
Address: <i>138 So Downing St</i>	Existing Use: <i>Agricultural</i>
Phone/Fax: <i>303 916-6369/3 489-3211</i>	Proposed Use: <i>Business Park</i>
Relation to Property Owner: <i>Owners</i>	Existing Zoning: <i>PUD overlay of BLI</i>
	Proposed Zoning: <i>BLI with PUD overlay</i>

Is site within Frederick Planning Area? ☒ Yes ☐ No

Legal Description of Property (location within section, section, township and range):

TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION:

Number of Existing Residential Lots:	Number of Proposed Residential Lots:
Number of Existing Commercial Lots:	Number of Proposed Commercial Lots:
Number of Existing Industrial Lots:	Number of Proposed Industrial Lots:

ADDITIONAL CONTACTS:

Property Owner: <i>Dillon Family LLC 90 Jack</i>	Consultant: <i>Wayne Wentworth</i>
Address: <i>138 So Downing St Dillon, Ryan</i>	Address: <i>202 Main St Loveland, CO 80501</i>
Phone/Fax: <i>303 916-6369 (cell) Dillon</i>	Phone/Fax: <i>303 775-7962/3 772-1177</i>
Property Owner: <i>Ryan Dillon</i>	Consultant:
Address: <i>138 So Downing St Denver, CO 80209</i>	Address:
Phone/Fax: <i>303 489-3211 cell</i>	Phone/Fax:

LAND USE APPLICATION FORM (CONTINUED)

COMPREHENSIVE PLAN MAP DESIGNATIONS:

LAND USE & PUBLIC FACILITIES

Land Use Designation(s): *Employment*

Public Facilities: *N/A*

IMAGE AND DESIGN

Gateway: ☐ Yes ☒ No

Important Connection: ☐ Yes ☒ No

UTILITY AND SPECIAL DISTRICTS

Water: *Left hand water*

Sewer: *St Uxalis Sanitation District*

Fire Protection: *Frederick/Forestburg Fire protection District*

Other:

TRANSPORTATION

Street Connections:

I-25 west side frontage rd & CR 20

PARKS, OPEN SPACE AND RECREATION

Proposed park and/or trail:

Dedicated open space & walking trail connected to ridge estate

ENVIRONMENTAL ISSUES

Property in Floodplain: ☐ Yes ☒ No

Sensitive Wildlife habitat area: ☐ Yes ☒ No

TOWN PATTERN PLAN

Land Use Designation(s): *N/A*

SUBSIDENCE AND OIL AND GAS

Subsidence area: ☐ Yes ☐ No

Oil and/or gas wells: ☒ Yes ☐ No

CERTIFICATION:

I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.

Owner: *Dillon family LLC*
Jack & Dillon Manager Ryan Dillon Date: *1-22-08*

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed.

Applicant: *Jack Dillon & Ryan Dillon* Date: *1-22-08*